COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
DIR-2023-8164-CDP-ADJ

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2023-8166-CE
PROJECT TITLE	COUNCIL DISTRICT
4119 South Roma Court, Los Angeles, CA 90292	11 - Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
4119 South Roma Court, Los Angeles, CA 90292

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
a Coastal Development Permit authorizing the addition of 1,400 square feet to an existing 5,093 square-foot three-story single-family dwelling resulting in a lot developed with a 6,493 square-foot, four-story single-family dwelling, maintaining three parking spaces on site, located within the Dual Permit Jurisdiction of the California Coastal Zone.

NAME OF APPLICANT / OWNER:
David Ehrenberg and Felicia Saltzbart

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Sienna Kuo	(213) 978-1376

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **15301 (Class 1)**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

A Categorical Exemption, ENV-2023-8166-CE, has been prepared for the proposed project, consistent with the provisions of the California Environmental Quality Act. The project consists of the addition of 1,400 square feet to an existing three-story, 5,093 square-foot single-family dwelling, an adjustment for the reduction in side yards from 6 feet to 4 feet, resulting in a lot developed with a 6,493 square-foot, single-family dwelling with side yards of 4 feet, maintaining three parking spaces on site. The Categorical Exemption prepared for the project is appropriate pursuant to CEQA Guidelines Section 15301 (Class 1).

The Class 1 categorical exemption is applicable to additions to existing facilities provided that the addition will not result in an increase of more than: 1) 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less; or b) 10,000 square feet if: i.) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and ii.) the area in which the project is located is not environmentally sensitive. As previously discussed, the project consists of the addition of 1,400 square feet to an existing three-story, 5,093 square-foot single-family dwelling, an adjustment to maintain the existing 4-foot side yards in lieu of the required 6 feet, resulting in a lot developed with a 6,493 square-foot, single-family dwelling with side yards of 4 feet. The project will be located in a residential neighborhood that maintains existing connections to public services and facilities and is not in an environmentally sensitive area. Therefore, the project qualifies for this exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

Furthermore, the Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the project:

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles

designated as ENV-2023-8166-CE

Department Representative

(a) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project is consistent with the type of development permitted for areas zoned [Q]RD1.5-1-O and designated for Low Medium I Residential land use. As previously discussed, the project consists of the addition of 1,400 square feet to an existing three-story, 5,093 square-foot single-family dwelling, an adjustment for the reduction in side yards from 6 feet to 4 feet, resulting in a 6,493 square-foot, single-family dwelling with side yards of 4 feet, maintaining three parking spaces on site. The surrounding residential lots are improved with three- and four-story single-family dwellings. Therefore, in conjunction with citywide regulatory compliance measures (RCMs) and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

(b) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project consists of activities typical of a residential development. Therefore, no unusual circumstances are present or foreseeable.

(c) *Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The subject site is not located on or near a designated state scenic highway. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject site is located eight miles to the southeast of State Route 27. Therefore, the project will not create any impacts to scenic resources within a State-designated Scenic Highway.

(d) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.*

The subject site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

(e) *Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*

The subject site and existing structure have not been identified as a historic resource or within a historic district (SurveyLA, 2015). The project is not listed on the National or California Register of Historic Places nor identified as a Historic Cultural Monument (HCM).

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Sienna Kuo	Planning Assistant
ENTITLEMENTS APPROVED Coastal Development Permit and Adjustment	

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles

designated as ENV-2023-5166-CE

Sienna Kuo

Department Representative